

**Board of Directors
Property Owners Association
La Reata Ranch**

November 15, 2010

Subject: La Reata Board Meeting Minutes

1. Call To Order:

The meeting was called to order at 7:05 PM. Present were David Thomas, Richard Jondron, David Bell, Kim Reedy, Lisa Dreher (new member for 2011), and Bob Siddall (new member for 2011).

2. Old Business:

- a. The minutes for October 2010 were approved.
- b. **Outstanding Maintenance Fees.** The only outstanding issue was the payment plan negotiated for Lot 56. The board agreed that if the agreed upon payments are not brought up-to-date by the end of November 2010 a lien will be filed for this property.
- c. **Transfer of Accounting Duties:** All POA records have been delivered to Kim Reedy. The board has agreed to purchase a filing cabinet and the following software for POA use: QuickBooks and Microsoft Office. Kim Reedy has been authorized to make these purchases.
- d. **CCR Issues:** Ongoing issues with involving CCR violations and a requested variance for an existing structure were discussed. Efforts to resolve all known issues are underway.

3. New Business:

- a. **2011 Board of Directors.** Newly elected members for the Board are Lisa Dreher and Bob Siddall. They will replace outgoing members David Thomas and Richard Jondron. The Board of Directors for 2011 will be David Bell (President), Lisa Dreher (Vice-president), and Bob Siddall (Secretary).
- b. **CCR Change.** The recently approved change to the CCRs will be made to the master document, registered with the county and posted to the website before the end of the current year.
- c. **Park Gate.** During discussion of the park gate repairs at the recent POA meeting, several property owners suggested that the inside key pad be relocated across the park entrance road so that it will be on the driver's side as vehicles exit the park. There was consensus among attendees that this be a volunteer effort to save the expenses of having it completed by a local contractor. The board will initiate action to identify a member of the community to take the lead in this effort. If it is determined that this is not feasible or the board is unable to get a volunteer, the board will locate a contractor to complete the task.

- d. **IRS Requirements.** The question of whether there is a requirement by the POA to file a return with the IRS was discussed. The board will look into this matter in order to determine whether there is such a requirement.

4. Adjournment:

The meeting was adjourned at 8:45 PM. The next meeting is scheduled for December 13, 2010, at David Bell's residence.